



31 East Street, Sittingbourne, ME10 4BQ £850 Per Calendar Month

Welcome to this charming compact apartment located on East Street in Sittingbourne. This delightful property, built in 2006, is part of a modern mews development that offers both style and convenience. With a total area of 248 square feet, this apartment is perfect for individuals or couples seeking a low-maintenance living space.

The first floor apartment features an open plan living room with kitchenette, one comfortable bedroom, and well appointed en-suite shower room.

Situated conveniently close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. This makes it an excellent choice for those who appreciate the vibrancy of town life.

This apartment is available immediately, owing to its size it is not suitable for children and is not ideal for pets. We regret smokers are not permitted. No off street parking or gardens available. Applicants will require minimum household income of £25,500.00.

ACCOMMODATION

Communal Entrance

Stairs lead to first floor

Entrance Lobby

Wood effect laminate flooring, doors to:

Kitchen / Living Room 11'0" x 9'8" (3.36 x 2.95)

Wood effect laminate flooring, vaulted ceiling, 3 x UPVC double glazed vertical sliding sash windows, radiator, gas combination boiler, Virgin Media phone and media point.

Kitchenette comprises of matching range of cream wall and base units with grey marble effect worksurfaces. Stainless steel 1 1/2 bowl sink, electric oven, ceramic hob, concealed extractor hood. Space for fridge / freezer.

Bedroom 8'8" x 8'11" (2.66 x 2.74)

Fitted carpet, vaulted ceiling with storage area, 2 x UPVC double glazed vertical sliding sash windows, radiator, phone point.

Shower Room 5'2"x 5'6" (1.60x 1.68)

Grey tiled floor, white suite comprising of wash hand basin in vanity unit, corner shower cubicle with thermostatic shower, WC. Radiator, UPVC double glazed vertical sliding sash window, extractor fan.

OUTSIDE

Property is reached via shared gated parking area within Mews. Note: NO PRIVATE PARKING AVAILABLE WITH PROPERTY.

GENERAL INFORMATION

Rent £850.00 per calendar month

Deposit £980.76

Holding Deposit £196.15

Minimum Household Income Required £25,500 per year

Authority Swale Borough Council – Band A

EPC Rating D - 68

Conditions Regret no smokers, this is a very small one bedroom first floor property and therefore regretfully is unsuitable for children or pet dogs/cats

Tenancy An Assured Periodic Tenancy

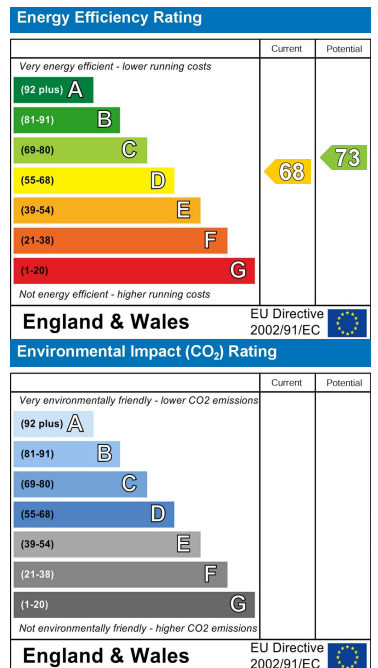
Viewings Strictly by prior appointment with the agent

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

E: info@georgewebbfinn.com
W: www.georgewebbfinn.com